

CALIBRE & COMMUNITY

FEBRUARY 2022



calibre REAL ESTATE

SALES | PROPERTY MANAGEMENT

CALIBREREALESTATE.COM.AU





Happy Valentine's Day!

From all the team at Calibre Real Estate, we hope you are surrounded with joy and lots of love!



At Calibre Real Estate we don't just focus on property – we focus on people. After all, it's the people who make a house a home. I believe that real estate is about more than simply buying and selling properties. Alice and I see our role as vital contributors to the building of neighbourhoods and suburbs, and bringing people and communities together.

We nurture community growth and development by giving back to the communities in which we do business. In 2021, we've supported the Mater Dei Primary School, Royal Brisbane and Women's Hospital Foundation, Ashgrove State School, Legacy Brisbane, and Women's Legal Services.

I am proud to say that the Calibre team are known for their honesty, integrity and exceptional results. We continue to expand and improve upon our unique sales marketing strategies to ensure our clients are always receiving the best possible outcome.

ABOUT

CALIBRE REAL ESTATE

BRISBANE

YOUR LOCAL AGENT

PROPERTY MANAGEMENT

At Calibre Real Estate, we are confident in assuring our clients that we provide the highest level of service for property management in Brisbane. Our Calibre Real Estate Red Hill office is a REIQ Accredited Agency and also Platinum Members of Real Estate Excellence, ensuring that we remain at the forefront of the profession and always up to date on legislation changes and improvements. Along with our modern and innovative concepts, we keep our property owners' best interests in mind. We are confident that we will exceed your expectations of service to you as the property owner.

SELLING WITH CALIBRE REAL ESTATE

At Calibre Real Estate we don't just focus on property – we focus on people. After all, it's the people who make a house a home. The decision to sell your home can be challenging. Our aim is to minimise the stress involved in selling your home by delivering a level of service unmatched in the industry. First, you talk; we listen. How else will we understand your wants and needs? We then customise our selling style to match your personal requirements, at Calibre there is no 'one size fits all' approach.



JUSTIN HAGEN
LICENSED REAL ESTATE AGENT
0439 672 163
calibrerealestate.com.au

KNOWLEDGE | COMMUNICATION | RESULTS



SCAN ME

Scan the QR code
to visit our website





MEET THE TEAM

Get in touch with professional, knowledgeable real estate agents in Brisbane.

SALES



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LICENSED REAL ESTATE AGENT



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SALES ASSOCIATE



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SENIOR PROPERTY MANAGER



LORRAE AITKEN
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JOSH FREW
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PROPERTY MANAGER



EMILY CLAPTON
0411 582 871
BUSINESS DEVELOPMENT MANAGER



LIANA SIMPSON
0416 771 500
LEASING MANAGER

OPERATIONS



ALEESHA PANTLIN
OFFICE MANAGER



RUSTY GIMAEV
MARKETING MANAGER



ALICE LUO
MARKETING COORDINATOR



GORDON ZHANG
EVERTON PARK MANAGER



ALMIRA OPPUS
SALES ADMINISTRATOR



NESNIE NICDAO
PROPERTY MANAGEMENT
ADMINISTRATOR

19 CONFEDERATE STREET, RED HILL

4 BED | 2 BATH | 1 CAR

DAYS ON THE MARKET: 17

GROUPS AT INSPECTIONS: 29

SOLD AT AUCTION FOR: \$875,000



JUSTIN HAGEN

LICENSED REAL ESTATE AGENT

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KEATON LUCK

SALES ASSOCIATE

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keaton.luck@calibrerealestate.com



ARE YOU LOOKING FOR A SIMILAR RESULT?



45 ATTHOW AVENUE, ASHGROVE

5 BED | 2 BATH | 2 CAR

SOLD BY ANDREW KEOGH FOR THE 3rd TIME!

2008, 2017, 2021

DAYS ON THE MARKET: 26

MULTIPLE REGISTERED BIDDERS

SOLD UNDER THE HAMMER: \$2,075,000



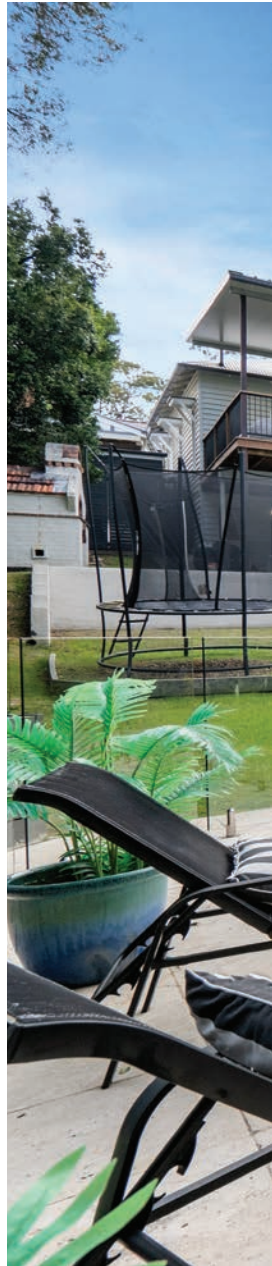
ANDREW KEOGH

LICENSED REAL ESTATE AGENT

0427 110 671

andrew@calibrerealestate.com.au

andrewkeogh.com



ARE YOU LOOKING FOR A SIMILAR RESULT?



56 GREENWOOD STREET, WISHART

5 BED | 2 BATH | 4 CAR

DAYS ON THE MARKET: 17

REGISTERED BIDDERS: 11

GROUPS AT INSPECTIONS: 40

SOLD AT AUCTION FOR: \$1,235,000



KEATON LUCK

SALES ASSOCIATE

0426 966 124

keaton.luck@calibrerealestate.com.au



ARE YOU LOOKING FOR A SIMILAR RESULT?



117 WILGARNING STREET, STAFFORD HEIGHTS

5 BED | 2 BATH | 3 CAR

DAYS ON THE MARKET: 14

OPEN HOMES: 11

GROUPS AT INSPECTIONS: 93

SOLD FOR: \$1,121,000

RECORD PRICE! SOLD ABOVE EXPECTATION!



MARLENE BAKER

LICENSED REAL ESTATE AGENT

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marlene.baker@calibrerealestate.com.au



ARE YOU LOOKING FOR A SIMILAR RESULT?



JUST LEASED - 3/8 DYNE STREET, RED HILL

2 BED | 1 BATH | 2 CAR

The dedicated leasing team at Calibre Real Estate have successfully leased this property.

If you have a rental property in the area or would like some general market information, please contact Emily on 0411 582 871.

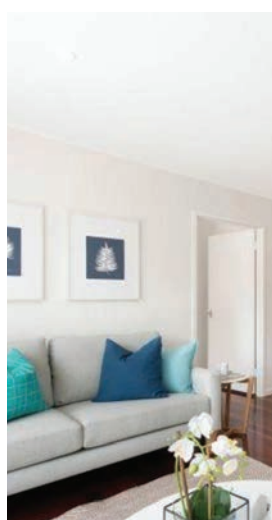
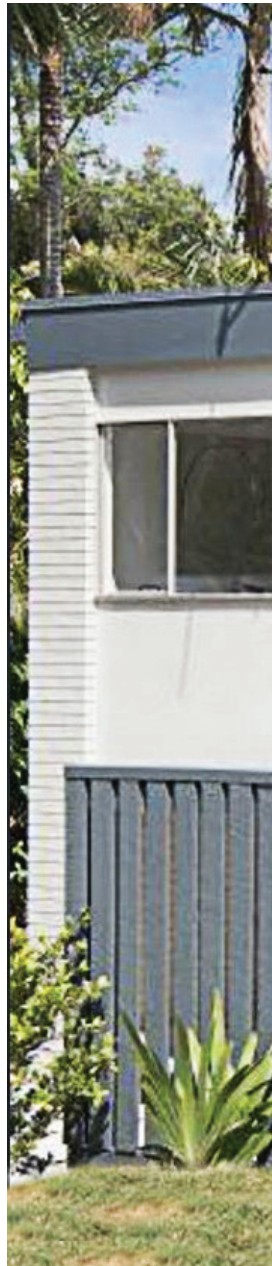


EMILY WILLIAMS

BUSINESS DEVELOPMENT MANAGER

0411 582 871

emily.williams@calibrerealestate.com.au



ARE YOU LOOKING FOR A SIMILAR RESULT?



FOR LEASE - 94 BEATRICE STREET, BARDON

4 BED | 2 BATH | 2 CAR

This charming Bardon home is for lease now.

If you are interested in this property and would like more detailed information, or you would like to see other properties for lease, please contact Emily on 0411 582 871.



EMILY WILLIAMS

BUSINESS DEVELOPMENT MANAGER

0411 582 871

emily.williams@calibrerealestate.com.au



ARE YOU LOOKING FOR A PROPERTY FOR LEASE?





Kate Howarth

Q: What is your favourite thing about your job?

A: Handing over keys to excited homeowners on settlement day.

Q: What was your favourite holiday?

A: In 2019, my partner and I packed our bags for an indefinite, ad hoc holiday. We started in Vietnam and had no firm plans from there. We visited 19 countries and many cities – we experienced a white Christmas, a Swedish midsummer midnight sun, the crystal clear waters of the Adriatic, and so much more!

Q: What motivates you to work hard?

A: Getting the best results for my clients.

“Success
is not final,
failure is
not fatal:
it is the
courage to
continue
that
counts.”

Q: Describe your perfect day.

A: Good coffee, salt water, sunshine, fresh foods, good wine and quality time with the ones I love.

Q: What is your favourite childhood memory?

A: Easter Holidays at Mooloolaba beach; swimming and playing beach cricket, going for walks, and getting ice-cream with my grandparents.

Q: Where did you grow up?

A: The Mornington Peninsula, and then Brisbane from when I was 11.

Q: What would you sing at Karaoke night?

A: Mr. Brightside – The Killers.

10 WAYS TO REDUCE RUNNING COSTS IN YOUR HOME



It's important to start the new year off on the right foot! Whether you're an owner occupier or investor, thinking of small ways to reduce your home's running cost and creating good money habits is essential for any homeowner.

This year, stay on top of maintenance work around your home to reduce your overall running costs. Here are 10 easy ways to reduce your home's running costs.

1. Set Time Aside

We get it, life is busy! Get your calendar out and designate time in your schedule to attend to the maintenance jobs around your home. It doesn't have to be a whole day event, but tackling these tasks slowly but surely and staying on top of them will reduce costs in the long run.

2. Stay in your lane

As much as some of us like to believe that we're the Jack of all trades, remember you don't have to do everything on your own. Sometimes, for the best result, it's worth hiring a professional to ensure that a small problem doesn't become a big one in the long run.

3. Drip, drip, drip

That's not the tap or loo leaking, that's money leaving your bank account! Thirty drips a minute can equate to one thousand litres a year. Get those taps or leaking toilet fixed!

4. Have efficient hot water

Old hot water heaters are inefficient and expensive to run. Replacing them isn't cheap, but water utility companies often have options to add them to your quarterly bills and pay them off over time. A new model will save you up to 50% on water heating costs, so it can be worth the investment.

5. Pest Control

When was the last time you had a pest inspection? These are usually conducted when buying a home, but regular inspections are recommended. Termites can cause substantial structural damage to wooden beams and foundations. Watch out for bubbling paint, wood that has gone soft, mud tubes, and beams that sound hollow when tapped.

6. Light-bulb moment

Love your house being bright but don't love your ever-growing electricity bill? Well, you could save even more money by replacing old-school, incandescent bulbs with modern LEDs and halogens. It's environmentally responsible, and your bank account will appreciate it, too. Electricity companies and councils may have a checking service.

7. Double-down on drafts

If you can feel a draft in your home, then there could be a problem. Have a walk around your home to check for any visible issues, pay special attention to window and door seals. Most problems can be fixed cheaply, often with a caulking gun and silicone.

8. Through the Roof

Heat escaping through a poorly insulated roof is an expensive problem. Keeping your home cool is a challenge. Hire a professional to check the quality and placement of the insulation batts in your roof cavity – it will pay off in the long run!

9. Aircons love a clean filter

A super easy way to reduce your home's running cost! When your air-conditioning filter isn't clean, the unit will have to work harder to pull more power, burning additional electricity – and dollars. Clean or replace airconditioner filters regularly. Make sure you read the manufacturer's instructions before cleaning, as filters can be delicate.

10. We're a big fan

We're big fans of ceiling fans in winter too. If you look at the stem of your fan, you'll find a summer and winter setting. When set to winter, the fan will reverse rotation and push the warmer air back down towards you, ensuring you are not wasting money on heat that sits on the ceiling.

IS IT BEST TO SELL A PROPERTY VACANT OR OCCUPIED?

Sellers often ask us if they should sell their property vacant or occupied. Calibre Real Estate sales agent, Lucy Jones, recommends that owners vacate the property and style it. "If vacating the property is not an option, de-clutter and put some of your belongings in storage. Where possible, selling your property vacant and styled guarantees the property remains well presented, clean, and tidy throughout the campaign. One less thing to worry about!



Selling a vacant property can often feel empty and emotionally detached, which is why we recommend styling the house. A styled house helps potential buyers visualise how they can use the space and envision living there.

For property styling tips, please visit www.thestyledhouse.com.au







RECIPES

Enjoy these nutritious and simple recipes
with your loved ones!

"The immune system relies heavily on nutrients like Vitamin C and Vitamin D, Zinc plus a healthy gut to do it's job well ie: fight viruses! These two recipes are nutrient dense, anti-oxidant rich and full of fibre to support a resilient immune response and good gut health. Enjoy!" --- Monica Caligiuri

RAINBOW SALAD JAR

INGREDIENTS

TAHINI DRESSING

1 tbsp tahini
1 tsp honey
1 tbsp apple cider vinegar
1 tbsp lemon juice
Salt and pepper to season

SALAD JAR

1/2 cup chickpeas, cooked
1/2 cup red capsicum, chopped
1/2 cup celery, chopped
1/4 red onion, sliced
1/2 cup cucumber, sliced
1/4 cup tomatoes, diced
1/4 cup sunflower seeds

INSTRUCTIONS

1. Combine the tahini, lemon juice, apple cider vinegar, honey, sea salt, and pepper. Pour 1/4 cup of dressing in the base of the jar.
2. On top of the dressing, layer capsicum, red onion, chickpeas, celery, cucumber, sunflower seeds and tomato.
3. Eat direct from jar or transfer to bowl.



ZUCCHINI BREAKFAST BOATS

INGREDIENTS

1 zucchini (large, sliced in half lengthwise)
1/2 capsicum (chopped)
1/4 onion (chopped)
4 white button mushrooms (chopped)
2 eggs
1/8 tsp sea salt
2 tbsps parsley (chopped; optional, for topping)
1 tsp nutritional yeast (optional, for topping)

INSTRUCTIONS

1. Preheat the oven to 180°C. Scoop out the middle flesh of the zucchini and place flesh side up, in an oven-safe dish. Bake for 15 minutes.
2. Meanwhile, heat a frypan over medium heat and add the capsicum, onion and mushrooms. Cook for 5 to 7 minutes, until cooked through. Whisk the eggs in a small bowl and add to the vegetables along with the sea salt. Cook for 3 to 4 minutes, until cooked through.
3. Transfer the egg and vegetable mixture to the scooped out part of the zucchini and place in the oven to cook for 5 more minutes. Remove and top with parsley and nutritional yeast, if using. Serve and enjoy!



MONICA CALIGIURI

Monica is a Clinical Nutritionist (Adv. Dip. Nutritional Medicine) and Food Coach (Dip. Food Coaching) with a special interest in Nutritional Psychiatry; the link between mood, food and mental health. She is passionate in supporting people to reduce stress, anxiety and depression in their life by using the latest evidence-based nutritional medicine research, therapeutic components of food and the highest quality supplements and nutraceuticals to increase feelings of wellbeing. You can find Monica practicing at Modern Minds, a progressive Holistic Mental Health Care Clinic, where she is the Resident Nutritionist.

Find more healthy hacks, recipes and nutrition tips, please visit Monica's website:

Website: monicacaligiuri.com.au

To book a consultation call 1800 MMINDS

Email: hello@monicacaligiuri.com.au

Instagram: [@nutritionist_monica](https://www.instagram.com/nutritionist_monica)

Facebook: [@nutritionist.monica](https://www.facebook.com/nutritionist.monica)



A close-up photograph of a person's hands holding a white rectangular sign with a black border. The sign is suspended by two silver beaded chains. The text on the sign is 'we are' in a small, black, lowercase serif font, followed by 'OPEN' in a large, bold, black, uppercase sans-serif font. Below 'OPEN' is the text '- support local businesses -' in a black, lowercase serif font. The background is blurred, showing a person's face and a blue and white striped shirt.

we are
OPEN
- support local businesses -

LOCAL BUSINESSES



THE STYLED GIFT CO.

Established in Brisbane and delivering Australia-wide, The Styled Gift Co. makes the process of gift-giving simple. From corporate gifts to birthdays and everything in between, we have meticulously hand-crafted hampers for every special occasion.

We know that gifting is an art and it is the thought behind the gift that speaks volumes. Our hampers have been created with love and include only the best quality products from local Australian brands and businesses.

Since launching in September 2021, The Styled Gift Co. team have secured some amazing corporate clients: Calibre Real Estate, The Lotus Group, Bank of Queensland, Saunders Havill Group and m2 Electrical to name a few.

Website: thestyledgift.co

Phone: 0401 850 232

Instagram: [@thestyledgiftco](https://www.instagram.com/thestyledgiftco)

Facebook: [@thestyledgiftco](https://www.facebook.com/thestyledgiftco)



ed Gift
CO.

IT'S NEARLY VALENTINE'S DAY!

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ENDS 14TH FEBRUARY 2022



THE STYLED GIFT CO.

Brisbane Mum Duo

Alice Hagen and Debbie Child make the perfect team! The best friends are dynamic mums with a passion for entertaining, style and creating positive happy environments.

Alice and Debbie both love spoiling the people around them, which lead to their passion behind creating The Styled Gift Co. - to bring smiles to the faces of their friends, families and colleagues.





CORN ST CAFE

Corn St Café opened in June 2020 and Fatma and Jaime have been the proud owners since May 2021.

Although they met in the USA 10 years ago, Jaime hails from Ecuador and Fatma is from Turkey. Since arriving in Australia eight years ago, it has been their dream to own their own bar, café or restaurant. When, like many, Fatma was made redundant from her job at the start of Covid, it kickstarted Jaime and Fatma's search for their own business.

From the second they stepped into Corn St Café for the first time, Jaime and Fatma fell in love with it. They believe that the café has the foundations of a great place, and still has plenty of space to improve and grow.

Jaime and Fatma look forward to welcoming you to Corn St Cafe soon!

Website: www.cornst.com.au

Email: hello@cornst.com.au

Phone: 0402 165 240

Instagram: [@_cornstcafe](https://www.instagram.com/_cornstcafe)

Facebook: [@cornstreetmerchant](https://www.facebook.com/cornstreetmerchant)







ADDRESS

498 Waterworks Road, Shop 2
Ashgrove, Queensland 4060

HOURS

Monday - Thursday

6:30am - 4pm

Friday

6:30am - 9pm

Saturday - Sunday

6:30am - 3.30pm

What Makes Us Different?

We try to keep our food simple but done exceptionally well with local and quality products. On our menu you will find classics with a bit of twist, as well as few unique dishes inspired by our Latin and Mediterranean backgrounds. What make our dishes unique is the detail. All of our jams, relishes and sauces are house made.

We also have a cabinet stocked with fresh salads, pizzettas, quiches and sweets. Plus, we offer additional items like grazing boxes and platters – perfect for picnics, entertaining or corporate catering.

'Corn St Socials' have recently started on Friday & Saturday nights. 'Corn St Socials' offer a laid-back environment, with music, promos and happy hours – perfect for a casual drink and a bite from our street-food inspired menu, which changes weekly.

Corn St Café is a warm, casual, local community café. A space where you can catch up with friends, enjoy a weekend brunch, a casual weekend drink, enjoy your morning coffee, and even find a unique gift or something special for your home!

We are open 7 days a week and offer all day breakfast and lunch.



ASK CALIBRE

Do you have a real estate question that you'd like answered? You can simply scan the QR code at the bottom of the page and submit your questions, we are always happy to help!



Website: www.calibrerealestate.com.au

Phone: (07) 3367 3411

Email: sales@calibrerealestate.com.au

Hours: Monday - Friday 8:30am-5pm

Saturday - Sunday Closed

Address: 191 Musgrave Rd, Red Hill QLD 4059

Q: Can I claim tax deductions on my property?

A: If you are a property investor, you can claim tax deductions on your property. The top 5 tax deductions for property investors in Australia are:

- Interest Repayments
- Property Depreciation
- Body Corporate Fees
- Land Tax
- Property Agency Fees

Q: What research should I do before I decide to buy a home?

A: Working out what you can afford is the first step. Contact a mortgage advisor to see how much you could borrow and then start to whittle down the types of properties and areas within your budget. Carrying out due diligence in this space will provide you with an important understanding of where and what you can buy as well as how much it will cost.

Q: How do I switch from my current Property Manager?

A: The process to switch to a new property manager is quite simple. Once a decision is made, you must notify your current agent and, depending on your agreement, provide written notice. If you choose to switch to Calibre Real Estate, we can arrange all necessary documentation so that the process is hassle-free.

Q: Should I purchase landlord insurance?

A: Landlord insurance protects you from damages and many other unforeseeable circumstances. Though it isn't a legal requirement, it may help if unexpected costs arise.

Q: I am looking to renovate my property prior to placing it on the market but I'm not sure where to begin.

A: Firstly, deciding on your budget is a good start. Try to keep it basic and do not go overboard. We have more information on how you can renovate your property and maximise your profit up on our website. Be sure to check them out before starting your renovation.



Submit your questions here

The Styled House

HOW-TOS: STYLE AN OUTDOOR AREA

Hours can be spent enjoying your outdoor area with our spectacular Queensland weather; leisurely dinners with family, entertaining friends or Sunday afternoon BBQs – an outdoor area ready for entertaining is a must. Once creating their outdoor space, most families opt to have their meals at their outdoor table rather than in their dining room! The perfect scenario would be a space large enough to easily fit an outdoor table and chairs as well as an outdoor lounge setting with a coffee table.



1. Outdoor Table & Chair

First the outdoor table and chairs. When choosing your outdoor table, make sure that you can easily walk around it and access the space – you don't want people to have to stand or move every time someone needs to get past. Also make sure the table is sturdy. There's nothing worse than shaking the whole table when trying to cut your food!

2. Outdoor Table Decor

Décor for an outdoor table doesn't need to overpower or take up much space. You want to make sure it is something that withstands being outside, so you don't have to continually bring it in every time it looks like rain. We like to use a simple vase, plant or lantern.

3. Outdoor Lounge

Like indoor lounge suites, outdoor lounges come in many sizes and configurations, enabling you to find the perfect one to fit your space. Remember that you are often going to enjoy a drink and a delicious treat, so a coffee table is a must. We often spend hours at each other's houses relaxing with a wine while watching the kids in the pool – so it needs to be comfortable too! When shopping for your outdoor lounge, sit on it for a good five minutes to make sure it's the one.

4. Cushions

When choosing cushions for your lounge, less is more! You don't want to be continually putting them away or picking them up off the ground before they get dirty. For décor, the same rules apply for your dining table and your lounge/coffee table – choose items that can withstand being outside.

Now you are set to enjoy our beautiful weather and your outdoor areas.

For more property styling tips, please check out:

Website: thestyledhouse.com.au

email: hello@thestyledhouse.com.au

Phone: 0410 430 537

Instagram: [@the.styled.house](https://www.instagram.com/the.styled.house)

Facebook: [@the.styled.house](https://www.facebook.com/the.styled.house)

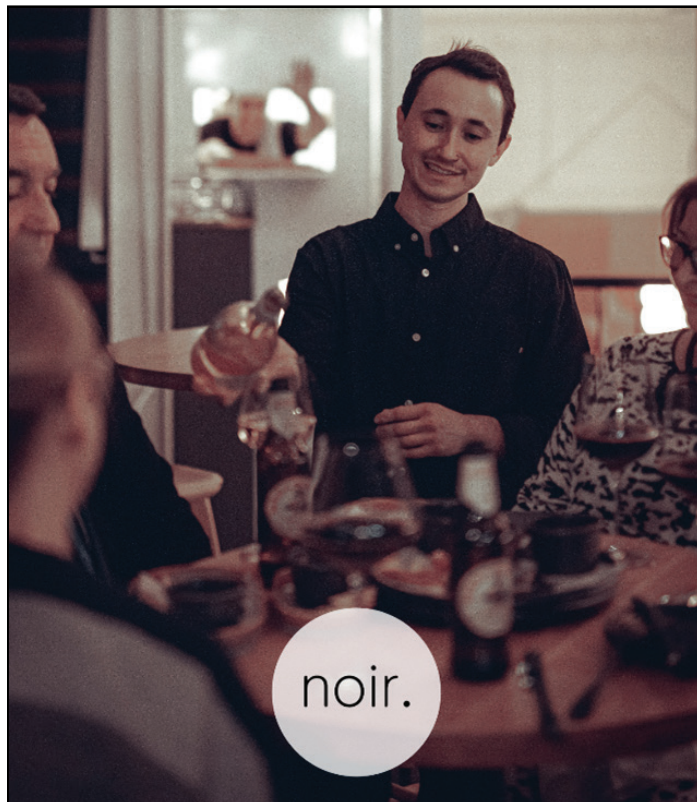






BLACKOUT

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173 Latrobe Terrace, Paddington



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www.noirpaddington.com.au



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07 3172 1855



NA'IM



SCAN TO BOOK & SEE MORE
CHALLENGE THE WAY YOU THINK ABOUT PLANT-BASED

indulgent nostalgic.
9/2 Latrobe Terrace, Paddington 4064





calibre

REAL ESTATE

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